

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address

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FOR COURT USE ONLY

☐ Individual appearing without attorney
☒ Attorney for: Debtor

In re:

VILLAGE INN, LLC

CASE NO.: 2:14-bk-23354-WB

CHAPTER: 11

NOTICE OF SALE OF ESTATE PROPERTY

Debtor(s).

Sale Date: 06/23/2016

Time: 10:00 am

Location: Courtroom 1375, US Bankruptcy Court, 255 E. Temple Street, Los Angeles, CA 90012

☒ Public☐ Private

Last date to file objections: 06/09/2016

7230-7234 Greenleaf Avenue

Whittier, California 90602

APN # 8139-033-017

Subject to Bankruptcy Court approval and possibly State Court Approval

"As-Is, Where-Is, With All Faults" condition

Proposed sale price: \$ 975,000.00

Overbid procedure (if any): Overbid must be all cash and at least \$1,000,000 (\$25,000 greater than current offer) with no contingencies to closing. Must contact Debtor's counsel at least 48 hours prior to hearing and provide evidence of financial resources to Debtor's satisfaction. A \$100,000 cash/cash equivalent deposit must be submitted prior to hearing. Overbid increments will be \$5,000 after initial overbid.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

June 23, 2016 at 10:00 AM
Courtroom 1375
US Bankruptcy Court
Roybal Federal Building
255 E. Temple Street, 13th Floor
Los Angeles, CA 90012

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

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Date: 06/02/2016

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

PO Box 16474, Irvine, CA 92623

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 06/02/2016, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

see attached list

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 06/02/2016, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Broker for Buyer/Seller

Guillermo Olaiz, CB Commercial Alliance, 710 No Brand Blvd. Glendale, CA 91203

see attached list

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL *(state method for each person or entity served)*: Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* 06/02/2016, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

GSO Overnight for delivery on 6/3/2016

Hon. Julia Brand, US Bankruptcy Court 255 E. Temple Street #1382, Los Angeles, CA 90012

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

06/02/2016

Date

David I. Brownstein

Printed Name

/s/ David I. Brownstein

Signature

PROOF OF SERVICE CONT.

Proof of Service Part 1. Service by NEF

James C Bastian, Jr on behalf of Creditor City of Whittier
jbastian@shbllp.com

Baron J Bettenhausen on behalf of Creditor City of Whittier
bjb@jones-mayer.com

David I Brownstein on behalf of Debtor Village Inn, LLC
david@brownsteinfirm.com

Peter A Davidson on behalf of Interested Party Mark S Adams
pdavidson@ecjlaw.com, lpekru@ecjlaw.com

Melanie Scott Green on behalf of U.S. Trustee United States Trustee (LA)
Melanie.green@usdoj.gov

Byron Z Moldo on behalf of Interested Party Mark S Adams
bmoldo@ecjlaw.com, lpekru@ecjlaw.com

Elliott H Stone on behalf of Attorney Courtesy NEF
ehstone@stonelawpc.com, ecf@stonelawpc.com

United States Trustee (LA)
ustpreion16.la.ecf@usdoj.gov

Kelly Warren on behalf of Creditor Orchard Investment Group, LLC
kwarren@cpl.net

Proof of Service Part 2. Continued, Service by US MAIL

SECURED CREDITORS

LOS ANGELES COUNTY TREASURER AND TAX COLLECT
PO BOX 54110
LOS ANGELES CA 90054-0110

20 LARGEST UNSECURED CRDITORS

United States Trustee (LA)
915 Wilshire Blvd, Suite 1850
Los Angeles, CA 90017-3560

Foreclosure Resources, Inc.	Orchard Investment Group, LLC
3570 Camino del Rio	1814 W. Alondra Blvd.
Suite 100	Compton, CA 90220-3536
San Diego, CA 92108-1747	

State Farm Insurance
PO Box 680001
Dallas, TX 75368-0001

John J. Mooers Construction
2456 Buenos Aires Drive
Covina, CA 91724-3912

DDCRFJ Investments, LP
c/o Miken Construction
4686 E. Ontario Mills Parkway
Ontario, CA 91764-5104

City of Whittier
c/o Jones & Mayer
3777 N. Harbor Blvd.
Fullerton, CA 92835

Douglas E. Williams, CPA
1022 Deepview Drive
Covina, CA 91724-3469

Stephen Claro
1665 W. Industrial Park Street
Covina, CA 91722-3418

Law Firm of Harold Greenberg
2263 S. Harvard Blvd.
Los Angeles, CA 90018

Southern California Edison
PO Box 600
Rosemead, CA 91770-0600

Miken Construction
4684 E. Ontario Mills Parkway
Ontario, CA 91764

Barton Klugman Oetting, LLP
350 Grand Avenue
Suite 2200
Los Angeles, CA 90071

Jeffrey Collier, City Manager City
of Whittier
13230 Penn Street
Whittier, CA 90602

OTHER NOTICE PARTIES

Andrew Adams
California Receivership Group
2716 Ocean Park Blvd. #3010
Santa Monica, CA 90405

INTERNAL REVENUE SERVICE
300 North Los Angeles Street
M/S 5022
Los Angeles, CA 90012-3351

Peter A. Davidson, Esq
Ervin Cohen & Jessup LLP.
9401 Wilshire Blvd.
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90212-2974